

Partition Plat

JACKSON COUNTY PLAT No. P-52-2007
LYING WITHIN
DONATION LAND CLAIM No. 72 IN THE SOUTHEAST 1/4 OF SECTION
25, TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TALENT, JACKSON COUNTY, OREGON

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN JACKSON COUNTY INSTRUMENT No. 02-22254 AS SHOWN ON PAGE 2 OF THIS PLAT. THE BASIS OF BEARINGS FOR THIS SURVEY WAS THE MEASURED LINE BETWEEN FOUND MONUMENTS ON THE EASTERLY LINE OF THE SUBJECT PARCEL PER C.S. 11114 BY E. SWAIN AS SHOWN.

THE MONUMENTS FOUND WERE HELD AS SHOWN. C.S. 11114 WAS RELIED UPON FOR THE DETERMINATION OF THE SOUTHERLY BOUNDARY OF THE SUBJECT PARCEL. IT APPEARS THAT THE AREA SHOWN AS BEING VESTED IN THE ESTATE OF PARHAM AND PATTON IS STILL IN EFFECT BASED UPON THE CURRENT DEEDS IN THE AREA. RECORD DISTANCES WERE HELD TO DETERMINE THE LOCATION OF THE ANGLE POINTS IN THE SOUTH LINE OF THE SUBJECT BOUNDARY. THE FIELD WORK WAS COMPLETED IN JULY 2007. AN OPEN TRAVERSE WITH CROSS CHECKS WAS RUN UTILIZING A NIKON DTM 520 WITH DATA COLLECTOR AND SUPPORTING EQUIPMENT. THIS SURVEY WAS ASSISTED BY M. HYDE AND A. HERBOLD.

ALL SURFACE AND SUB-SURFACE IMPROVEMENTS ON OR ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, CHARLES R. SMITH, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED SUBDIVISION PLAT. THE BOUNDARY TO WHICH IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN LYING WITHIN DONATION LAND CLAIM No. 72, IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TALENT, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF DONATION LAND CLAIM No. 72; THENCE, SOUTH 70°55'51" EAST, 1777.69 FEET TO A POINT ON THE NORTHERLY LINE OF A LANE AS DESCRIBED IN DEED VOLUME 19, PAGE 56, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AT THE POINT OF BEGINNING; THENCE ALONG SAID NORTH LINE, SOUTH 89°15' EAST, 0.47 FEET; THENCE, LEAVING SAID NORTH LINE, NORTH 36°01'55" EAST, 0.30 FEET (RECORD OF NORTH 36°00'32" EAST, 0.30 FEET), TO A 2" IRON PIPE AT AN ANGLE POINT IN THE EXTERIOR BOUNDARY OF HYDE PARK SUBDIVISION; THENCE, CONTINUING NORTH 36°01'55" EAST, 201.62 FEET (RECORD OF NORTH 36°00'32" EAST, 201.37 FEET) TO A 2" IRON PIPE; THENCE, NORTH 36°00'21" EAST, 415.80 FEET (RECORD OF NORTH 36°00'32", 416.67 FEET) TO A 5/8" IRON ROD WITH PLASTIC CAP MARKED "L.J. FRIAR AND ASSOC." AT THE EASTERLY CORNER OF LITHIA VIEW SUBDIVISION ON THE SOUTHWESTERLY RIGHT-OF-WAY OF SOUTH PACIFIC HIGHWAY No. 99 AS SET FORTH IN DEED VOLUME 214, PAGE 310, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTH 52°55'43" EAST, 160.90 FEET (RECORD OF SOUTH 52°41'36" EAST, 161.01 FEET) TO AN IRON ROD WITH PLASTIC CAP MARKED "SWAIN L.S. 759" AT THE NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN JACKSON COUNTY INSTRUMENT No. 92-26227; THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY, ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND, SOUTH 16°04'40" WEST, 459.35 (RECORD OF SOUTH 16°04'40" WEST, 459.36 FEET) TO AN IRON ROD WITH PLASTIC CAP MARKED "SWAIN L.S. 759" ON THE SOUTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN JUDGEMENT No. 83-3025-NJ-2, SIGNED ON THE 15TH DAY OF NOVEMBER, 1983 AND FILED BY THE TRIAL COURT CLERK ON NOVEMBER 15, 1983; THENCE, ALONG SAID SOUTHERLY BOUNDARY, NORTH 88°15'00" WEST, 58.67 FEET TO THE NORTHEAST CORNER OF THE JAMES H. STOREY TRACT AS DESCRIBED IN DEED VOLUME 18, PAGES 556 - 557, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE, ALONG THE NORTH LINE OF SAID JAMES H. STOREY TRACT AND THE SOUTHERLY BOUNDARY OF SAID JUDGEMENT, NORTH 89°15'41" WEST, 330.66 FEET (RECORD OF NORTH 89°15' WEST, 330.66 FEET) TO THE NORTHWEST CORNER OF SAID JAMES H. STOREY TRACT; THENCE, LEAVING SAID NORTH LINE, ALONG THE WESTERLY LINE OF THE AFORESAID JUDGEMENT, NORTH 35°26'56", 40.13 FEET (RECORD OF NORTH 35°26', 40.13 FEET); THENCE, ALONG THE NORTHERLY LINE OF SAID JUDGEMENT, SOUTH 89°15' EAST, 1.15 FEET TO THE POINT OF BEGINNING.

CONTAINING: 138,838 SQUARE FEET (3.19 ACRES), MORE OR LESS.

Charles R. Smith
CHARLES R. SMITH, P.L.S.

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.

Charles R. Smith
CHARLES R. SMITH, P.L.S. 2854

OWNER'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, FRED R. DEVOS AND PRICILLA R. DEVOS, TRUSTEES OF THE DEVOS LOVING TRUST, ARE THE OWNERS IN THE LANDS DESCRIBED HEREIN AND HAVE CAUSED THE LAND TO BE DIVIDED INTO THE PARCELS AS SHOWN ON THE ATTACHED MAP, PURSUANT TO O.R.S. 92. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE PUBLIC UTILITY EASEMENT ~~RESERVED BY DEED VOLUME 19, PAGE 56, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON~~ WE ALSO HEREBY RESERVE THOSE AREAS AS SHOWN LABELED HEREON AS A PROPOSED EASEMENT FOR INGRESS, EGRESS AND UTILITIES ENCUMBERING PARCEL 1 ~~RESERVED BY DEED VOLUME 19, PAGE 56, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON~~ ~~RESERVED BY DEED VOLUME 19, PAGE 56, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON~~ ~~RESERVED BY DEED VOLUME 19, PAGE 56, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON~~ ALL IN ACCORDANCE WITH APPLICABLE LAW AND STATUTES OF THE STATE OF OREGON AND JACKSON COUNTY.

Fred R. Devos
FRED R. DEVOS, TRUSTEE

Priscilla R. Devos
PRISCILLA R. DEVOS, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF JACKSON

THIS IS TO CERTIFY THAT FRED R. DEVOS AND PRISCILLA R. DEVOS PERSONALLY APPEARED BEFORE ME THIS 23rd DAY OF July, 2007, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON, PERSONALLY KNOWN TO BE THE IDENTICAL INDIVIDUALS NAMED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

IN TESTIMONY THEREOF, I HAVE SET MY HAND AND SEAL THE 23 DAY OF July, 2007.

NOTARY PUBLIC Heidi Kuehl
MY COMMISSION EXPIRES Sept 26, 2008

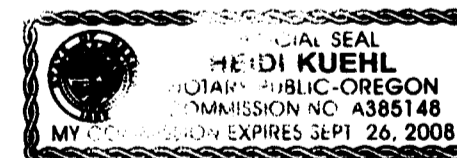
CITY OF TALENT PLANNING DIRECTOR CERTIFICATE

I, John Adam, PLANNING DIRECTOR FOR THE CITY OF TALENT, JACKSON COUNTY, OREGON, HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMITY WITH THE APPLICABLE REQUIREMENTS OF THE CITY OF TALENT PLANNING STATUTES.

APPROVED THIS 24th DAY OF July, 2007.

PLANNING FILE No. MP 07-02

John Adam
PLANNING DIRECTOR
CITY OF TALENT



COUNTY SURVEYOR APPROVAL

I, ROGER R. ROBERTS, COUNTY SURVEYOR OF JACKSON COUNTY, OREGON, HEREBY APPROVE THIS PLAT.

July 23, 2007
DATE

Roger R. Roberts
ROGER R. ROBERTS, COUNTY SURVEYOR
JACKSON COUNTY, OREGON

COUNTY SURVEYOR FILE No. 19714

COUNTY CLERK

I, KATHY S. BECKETT, COUNTY CLERK OF JACKSON COUNTY, OREGON, HEREBY CERTIFY THAT THIS

PARTITION PLAT WAS FILED INTO THE OFFICIAL RECORDS OF JACKSON COUNTY IN VOLUME

18 OF PLATS AT PAGE 52 THIS 25th DAY OF July, 2007 AT 11:31 O'CLOCK
A.M.

Kathleen S. Beckett
COUNTY CLERK

Cheryl Augeris
DEPUTY

COUNTY TAX COLLECTOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID AS OF July 25, 2007.

Amanda Kirkpatrick, Deputy
JACKSON COUNTY ASSESSOR

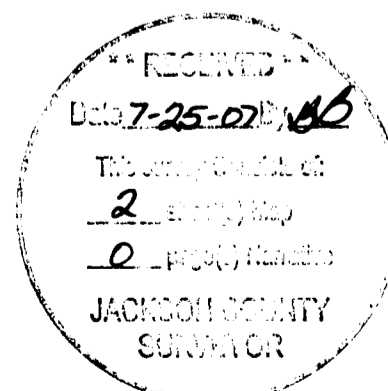
7/25/07
DATE

Janice Clark, Deputy
JACKSON COUNTY TAX COLLECTOR

7/25/07
DATE



Charles R. Smith
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 20, 1998
CHARLES R. SMITH
2854
EXPIRES: JUNE 30, 2008



TIMBERLINE LAND SURVEYING, INC.
LAND SURVEYING-WATER RIGHTS
KERRY K. BRADSHAW, P.L.S. - C.W.R.E. CHARLES R. SMITH, P.L.S.
CELL: 541-944-6692 CELL: 541-778-6629
P.O. BOX 3064 PHONE: (541) 664-7510
CENTRAL POINT, OREGON 97502 FAX: (541) 664-7863

JOB #: 07-015	PREPARED FOR:
DATE: 5-28-07	FOR: DeVos Loving Trust
DRAWN BY: CRS	430 Alpine Way Talent, OR. 97540
CHECKED BY: KKB	FILE NAME: SURVEY\PROJ\2007\07-015\PLAT2.DWG
	SHEET 1 of 2

Partition Plat

JACKSON COUNTY PLAT No. P-52-2007

LYING WITHIN
DONATION LAND CLAIM No. 72 IN THE SOUTHEAST 1/4 OF SECTION
25, TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TALENT, JACKSON COUNTY, OREGON

ENCUMBRANCES:

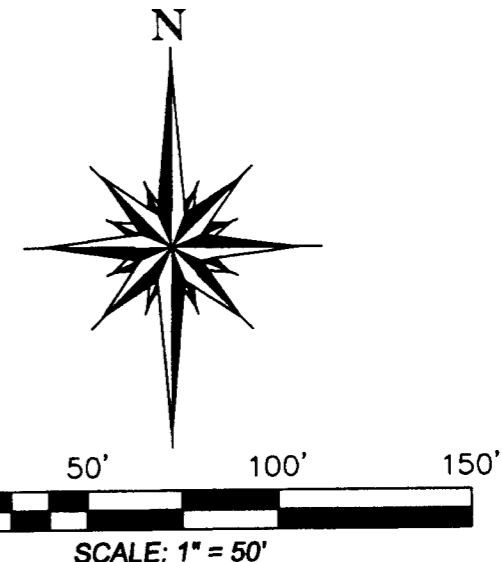
AN EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER DEED VOLUME 181, Pg. 73 & DEED VOLUME 496, Pg. 35 O.R.J.C.O. AND IS NOT LOCATABLE

AN EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER JACKSON COUNTY INSTRUMENT No. 68-08315 AND IS NOT LOCATABLE.

AN EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER JACKSON COUNTY INSTRUMENT No. 81-21755 AND IS NOT LOCATABLE.

LEGEND

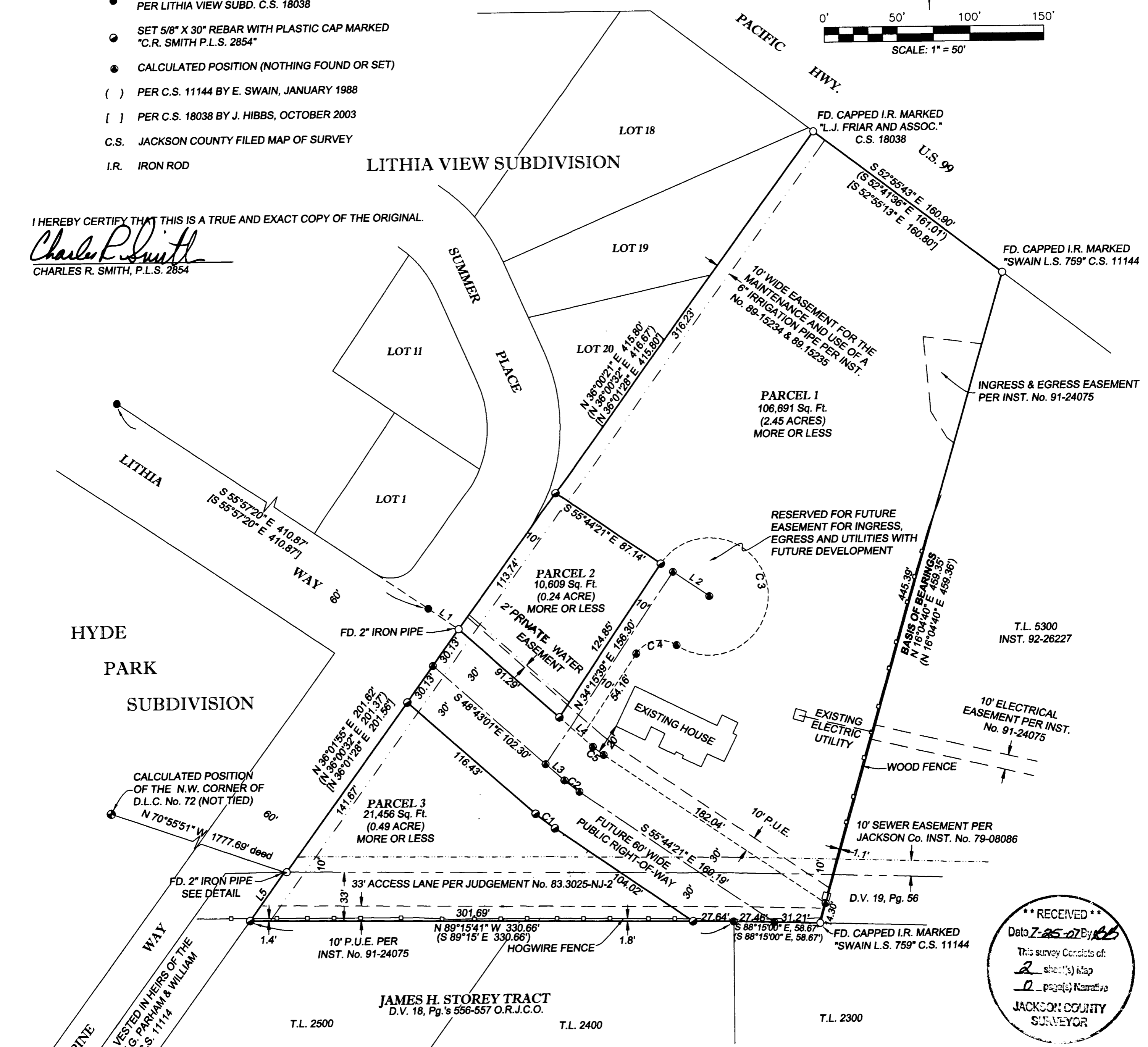
- GOVERNMENT CORNER
- FOUND MONUMENT AS NOTED
- FOUND ALUMINUM CAP MARKED "L.J. FRIAR & ASSOC." PER LITHIA VIEW SUBD. C.S. 18038
- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "C.R. SMITH P.L.S. 2854"
- CALCULATED POSITION (NOTHING FOUND OR SET)
- () PER C.S. 11144 BY E. SWAIN, JANUARY 1988
- [] PER C.S. 18038 BY J. HIBBS, OCTOBER 2003
- C.S. JACKSON COUNTY FILED MAP OF SURVEY
- I.R. IRON ROD



I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.

Charles R. Smith
 CHARLES R. SMITH, P.L.S. 2854

LITHIA VIEW SUBDIVISION



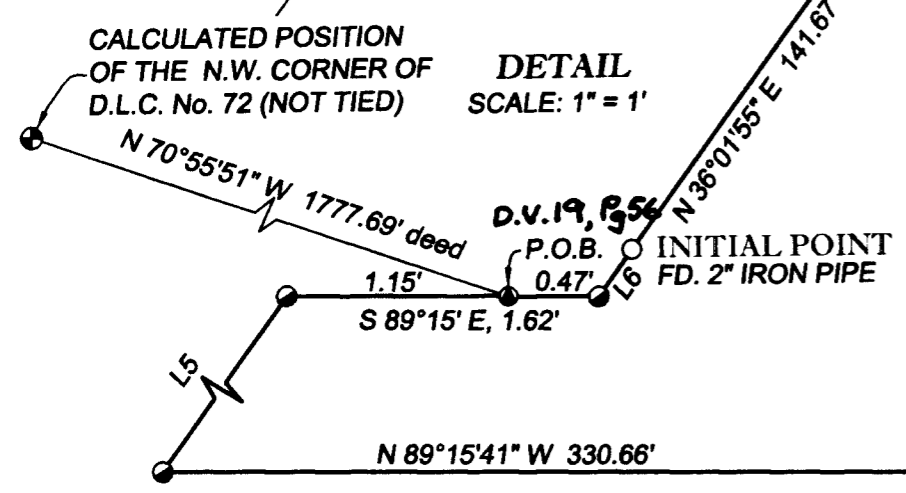
**** RECEIVED ****
 Date 7-25-07 By KKB
 This survey consists of:
2 sheet(s) map
0 page(s) narrative
JACKSON COUNTY SURVEYOR

SHORT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 55°44'21"W	25.14'
L2	S 55°44'21"W	30.00'
L3	S 48°43'01"E	16.89'
L4	S 48°43'01"E	20.15'
L5	N 35°26'56"E	40.13'
L6	S 36°01'55"W	0.30'

CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	07°01'20"	135.00	16.55	8.28	16.54	S 52°15'39"W
2	07°01'20"	105.00	12.87	6.44	12.86	S 52°13'41"E
3	270°00'00"	40.00	188.50	—	56.57	S 10°44'21"E
4	90°00'00"	20.00	31.42	20.00	28.28	S 79°15'39"W
5	07°01'20"	75.00	9.91	4.60	9.19	S 52°13'41"E



REGISTERED PROFESSIONAL LAND SURVEYOR
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OREGON
 JANUARY 20, 1998
 CHARLES R. SMITH
 2854
 EXPIRES: JUNE 30, 2008

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 FAX: (541) 664-7863

JOB #: 07-015
 DATE: 5-28-07
 DRAWN BY: CRS
 CHECKED BY: KKB

PREPARED FOR:
DeVos Loving Trust
 430 Alpine Way Talent, OR. 97540

FILE NAME: SURVEY\PROJ\2007\07-015\PLAT2.DWG
 SHEET 2 OF 2